

## URBANISM WATCH

Urbanism of Prizren under  
Constant Watch

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Release #3

### PRESS RELEASE

## Constructions without permit detrimental to cityscape and municipal budget

Starting from July, EC Ma Ndryshe began with the implementation of the project “Urbanism of Prizren under Constant Watch”, financially supported by the Kosovo Foundation for Open Society (KFOS). The need for overseeing developments in the sector of urbanism has naturally emerged as a result of a numerous adverse developments during the post-war and transition period that were manifested in urban degradation and lopsided spatial planning. This project intends in installing a lasting monitoring system of the activities of the state (both levels of power and the judiciary) in the field of the management and urban development in the city of Prizren, with particular emphasis in its Historic Centre to ensure order in terms of urbanism.

EC Ma Ndryshe, during August, has examined the issue of construction permits issued by the Directorate of urbanism and Spatial Planning as this matter has been dealt with in the last Report of the Auditor General for the Municipality of Prizren, which can be found at [http://www.oag-rks.org/repository/docs/RaportiAuditimit\\_KPZ\\_2012\\_Eng\\_36581.pdf](http://www.oag-rks.org/repository/docs/RaportiAuditimit_KPZ_2012_Eng_36581.pdf).

Auditors have found that from construction permits for 2012, Municipality of Prizren planned to collect revenues in value of €800,000; whereas it collected only €843,346. They have tested 8 samples in value of €274,582 and identified as deficiencies: failure to ensure a complete database on the number of requests for permits, issued permits and refusals for 2012; and in three cases, they found that Municipality issued a decision to build two floors, while inspectors in the field noticed that there was an overrun construction of buildings and more floors were built than set out by construction permits.

“Lack of a comprehensive database for construction licenses, as well as the excess of the permitted building floors, increases the risk of having incorrect calculated fees and a revenue underpayment” is the risk identified in the Auditor’s Report, whereas it is recommended that, “The Mayor should establish an accurate database on the number of applications filed for licenses, licenses issued and those rejected” and that, “in addition, construction excesses cases should be reviewed and as such cases contracts should either be terminated or additional fees are charged.”

Based on these observations, EC Ma Ndryshe has requested from DUSP to allow access to public documents, to see whether Municipality of Prizren has established a complete database relating to the requests for construction permits and if Auditors’ recommendation has been implemented.

From DUSP a response letter to this request has been received, in which states that in the first half of the year 2013, the DUSP has approved 90 construction permits and refused 31 of them. Whereas on the excesses in construction of buildings in the year 2013, the DUSP emphasized that “there is no such list produced since in order to verify the excesses of buildings in the city of Prizren and to verify illegal structures built a

committee must be established.” In addition, it is explained that creation of such list falls under the Directorate of Inspections.

A previous inquiry of EC Ma Ndryshe (can be found at [http://www.online-transparency.org/repository/docs/komunikate\\_inspektorati\\_ENGLISH.pdf](http://www.online-transparency.org/repository/docs/komunikate_inspektorati_ENGLISH.pdf)) had brought forth the fact that the Directorate of Inspections, respectively the Inspectorate of Civil Engineering did not possess a list of buildings built without a permit and with overruns to be demolished.

Based on these findings, EC Ma Ndryshe notes that municipal government fails in showing sufficient resolve in establishing urban sequence in Prizren and, according to the conclusions of the Auditor, such a situation is affecting adversely to the urbanization of the city and consequently to the municipal budget.

We call on the Municipality of Prizren that within the shortest possible time to reflect on the findings of the Auditor in relation to construction permits thus to undertake actions required to implement the recommendation made in this respect.

We call on the Mayor to order the DUSP and the DI to jointly develop an accurate database on construction permits and, according to this list, to begin executions on the buildings without permits and those with overruns.

EC Ma Ndryshe demands from municipal government of Prizren to act in accordance with the legal responsibilities it is borne with and to take specific steps to stop urban degradation that has already taken worrying proportions within the city.

“Urbanism of Prizren under Constant Watch” shall continue with monitoring and publicizing the findings in the field of urbanism and spatial planning, as well as with addressing institutional responsibility.

Sincerely,

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